



**Vermont Department of Environmental Conservation**  
Commissioner's Office  
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Montpelier, VT 05620-3520 [fax] 802-828-1541

*Agency of Natural Resources*

**Certificate of Completion**  
**Applicant-Bill and Jenny Lamb**

**SMS #2008-3784**

**25 South Street**  
**Woodstock, Vermont**

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***Site History***

This property consists of a 0.7 acre parcel. Historical property use of environmental concern included an automobile sales and service facility, and motor fuel sales. The property had been vacant since 1984. Redevelopment of the property as a residential duplex occurred in 2013.

***Site Investigation and Remedial Activities***

The Vermont Department of Environmental Conservation (VT DEC) has received the following reports regarding site investigation activities:

1. Corrective Action Plan, April 29, 2013;
2. Corrective Action Plan Addendum, July 26, 2013;
3. As-Built Report, January 27, 2014;
4. Remedial Status Report, October 1, 2014;
5. Remedial Status Report, April 27, 2015.

The VT DEC has reviewed these reports and determined that site investigation activities are complete. The following environmental issues remain, and may be required by the VT DEC to be addressed should future redevelopment disturb these areas of concern.

- Soils along the length of the northern property boundary (CAP Area #1) are impacted by PAHs in excess of residential soil screening values (SSVs).
- Soils surrounding a former dry well location (CAP Area #2) at the western property boundary are impacted by PAHs in excess of industrial SSVs.
- Limited soils excavated from CAP Areas #1 and #2 have been relocated to the center of the property beneath the driveway.

- Residual soil gas concentrations of volatile organic compounds exist beneath the building structure.

### *History and Ownership of the Site in the Brownfield Reuse and Environmental Liability Limitation Program*

Bill and Jenny Lamb (innocent current owners) submitted an application to BRELLA on April 4, 2011. A determination of eligibility was granted on May 12, 2011. The property was purchased by Bill and Jenny Lamb on September 21, 2006.

### *Corrective Action*

The following activities were completed in response to environmental concerns identified:

- Soils along the length of the northern property boundary (CAP Area #1) have been covered by a geotextile fabric and 12-inches of soil in accordance with the approved *Corrective Action Plan*.
- Soils surrounding a former dry well location (CAP Area #2) have been covered by a geotextile fabric and 12-inches of soil in accordance with the approved *Corrective Action Plan*.
- Limited soils excavated from CAP Areas #1 and #2 have been relocated to the center of the property beneath the driveway. These soils have been covered by a geotextile fabric and 12-inches of crushed stone in accordance with the approved *Corrective Action Plan Addendum*.
- A sub-slab depressurization system and vapor barrier have been constructed beneath the building structure in accordance with the approved *Corrective Action Plan*.
- Two multi-phase extraction events were conducted to remove petroleum free product from groundwater in accordance with the approved *Corrective Action Plan*.

Based on the findings in the above mentioned reports, the VTDEC has determined that no further investigation, abatement, removal, remediation, or monitoring activities are required to adequately protect human health or the environment and work at the site has met all applicable remediation standards. This decision is also supported by the following findings:

- The planned redevelopment of the site will not cause, allow, contribute to, worsen, or delay any releases or threatened release of hazardous materials at the property; and
- The releases or threatened releases that are not abated, removed, or remediated do not pose an unacceptable risk to human health, and the environment and applicable remediation standards are met.

### *Legal Description of Property Subject to Certificate of Completion*

This Certificate of Completion is for the A & B Motors Site, SMS# 2008-3784, located at 25 South Street in Woodstock, VT. The property subject to this Certificate of Completion is detailed in the Woodstock Book of Deeds Book 202 Page 422.

### *Site Monitoring and Maintenance*

No monitoring or maintenance activities are required, except for those identified below in the *Land Use Restriction* section of this Certificate of Completion.

### *Land Use Restriction*

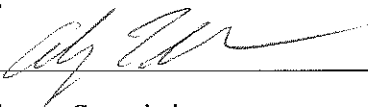
The following restrictions are documented in the attached Notice to Land Record. Prior to conducting any subsurface work or excavation in the vicinity of the above described contamination on the property, the Agency of Natural Resources, Department of Environmental Conservation, Waste Management Division (VTANR/DEC/WMD), must be notified. A detailed site map with soil contaminant locations is also attached. To insure that the Notice to Land Record and engineered controls are being complied with, an annual

inspection of the property must be completed and reported annually to ANR on by October 1<sup>st</sup>. The annual report must include the results of a physical inspection of the property to insure no excavation, etc. has been conducted, and that the SSD remains intact. The Notice to Land Records requirements must be complied with as a condition to receiving the benefits of this Certificate of Completion.

*Certificate of Completion*

The rights, obligations, covenants, and restrictions granted in this certificate of completion shall run with the land, and any portion thereof, and shall be binding on the Agency of Natural Resources and successor Agency, and shall inure to the benefit of William and Jenny Lamb and their authorized representatives, successors and assigns. All required assessment has been completed at this site and no further work is required at this time. As required by the Program, this Certificate of Completion should be recorded in the Town of Woodstock land records for this property. Once recording is complete, the protection from liability provided in 10 V.S.A. §6641 is in effect.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

1/18/10

Alyssa Schuren, Commissioner  
Department of Environmental Conservation



### Notice to the Town of Woodstock Land Records

This is to serve notice to the Town of Woodstock, Vermont, that localized areas of soils at 25 South Street are impacted by polycyclic aromatic hydrocarbons (PAHs). The following areas are depicted in the attached figure:

- Soils along the length of the northern property boundary (CAP Area #1) are impacted by PAHs in excess of residential soil screening values (SSVs). These soils have been covered by a geotextile fabric and 12-inches of soil in accordance with an approved cleanup plan.
- Soils surrounding a former dry well location (CAP Area #2) at the western property boundary are impacted by PAHs in excess of industrial SSVs. These soils have been covered by a geotextile fabric and 12-inches of soil in accordance with an approved cleanup plan.
- Limited soils excavated from CAP Areas #1 and #2 have been relocated to the center of the property beneath the driveway. These soils have been covered by a geotextile fabric and 12-inches of crushed stone in accordance with an approved cleanup plan.
- A sub-slab depressurization system and vapor barrier have been constructed beneath the building structure to mitigate potential indoor air impacts from residual soil gas concentrations of volatile organic compounds.

The property is filed in the Vermont Agency of Natural Resources, Department of Environmental Conservation, Waste Management & Prevention Division records as A & B Motors, SMS Site # 2008-3784.

Details are outlined in the following reports:

1. Corrective Action Plan, April 29, 2013;
2. Corrective Action Plan Addendum, July 26, 2013;
3. As-Built Report, January 27, 2014;
4. Remedial Status Report, October 1, 2014;
5. Remedial Status Report, April 27, 2015.

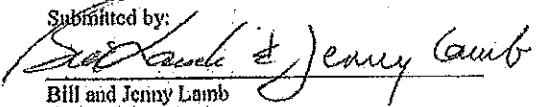
Copies of these reports are available for review at the Vermont Department of Environmental Conservation (VTDEC) office.

The conditions described in the above reports and VTDEC site file do not require further remedial action or VTDEC management. These conditions do not represent a significant risk to human health or the environment. PAH impacted soils remaining at depth do not present a direct contact risk to property reuse. The passive vapor mitigation system is effective in mitigating risks to indoor air.

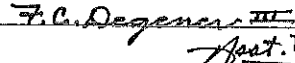
Prior to conducting any subsurface work or excavation on the above property, the Vermont Agency of Natural Resources, Department of Environmental Conservation, Waste Management and Prevention Division (VTANR/DEC/WMPD), should be notified. Disturbance of impacted soils is required to be handled in accordance with the WMPD *Investigation and Remediation of Contaminated Properties Procedure*. The status of this site may only be updated or altered by the Vermont ANR/DEC/WMPD. For further information contact:

Vermont ANR Department of Environmental Conservation  
Waste Management and Prevention Division  
1 National Life Drive-Davis I  
Montpelier, VT 05620-3704

Submitted by:

  
Bill and Jenny Lamb  
P.O. Box 333  
Woodstock, VT 05055

WOODSTOCK, VT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

May 20 A.D. 2015  
at 10 o'clock 42 minutes A M  
and recorded in Book 250 Page 480-481  
Attest:  F.C. DeGenera  
Town Clerk

